



**Planning, Development
and Transportation**
Transportation Planning
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DATE: 03.02.2016
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Transportation Planning

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■ SQUARE ONE INFILL [TRC Plan Review]

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.



BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.

TRAFFIC IMPACT:

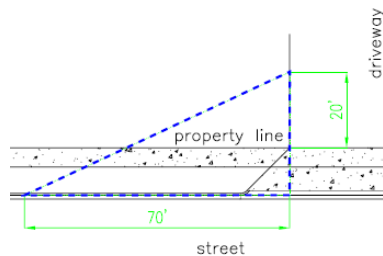
- ❖ Please provide a Trip Generation Estimate for this project per the Institute of Transportation Engineers (ite) Trip Generation 9th Edition, 2012, Microtrans trip Generation Software.
- ❖ Use the following format for the Trip Generation Estimate: "the estimated Trip Generation for the proposed **LIST PROPOSED USE + INTENSITY** (ite land use code **xxx**) is **xx** total driveway volume in the AM peak hours, **xx** total driveway volume in the PM peak hours and **xx** average weekday 2-way driveway volume."

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Non-Major Thoroughfares):

1. The site appears to have three driveways on Queen Street with 150' of each other. If the driveways are not being used, close the unused driveway apron.
2. Where multiple driveways are allowed they must be separated by 250' as measured along the curb line. [\[7-14 CofW Tech Stds\]](#)
3. The eastern driveway does not have the 60' minimum corner distance. Driveways along side streets not classified as a major thoroughfare must have corner clearance of 60' measured along the curb line. [\[7-13 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

4. Show driveways for adjacent lots and lots across the street.
5. As the site appears to be using only one driveway, please show the driveways that will be closed. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
6. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 8-02 \(curb\) CofWTSSM\]](#)
7. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
8. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
9. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
10. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
11. Show and apply the City's 20'x70' sight distance triangle at each driveway on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)

**TECHNICAL STANDARDS – PARKING:**

12. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
13. The minimum standard vehicle parking space size is 8.5' in width by 18' in length.
14. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing (an email message is acceptable). [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
15. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
16. Protection from vehicles is required around all required landscaped areas within vehicular areas. Clearly show which areas are landscape islands.
17. The backing stub is to be 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
18. Show the location of the dumpster pad for this site.
19. Provide a turning movement analysis of a trash truck and fire truck on this site.
20. Please add the required number and the proposed number of bicycle spaces to the site data table. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

21. The site appears to have a couple of the handicap ramp symbols turned upside down, please verify the way the ramps will be constructed.
22. The 5' sidewalk near building #2 (on western sides of the building and adjacent to 90 degree parking spaces) does not meet ADA requirements. An allowance for a 2.5' vehicle overhang must be considered. 4' of the sidewalk must remain clear for pedestrian use. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)

23. It is not clear if the site has elevation issues that would require a ramp, please show the ramps. Please show location of handicap ramp(s) and signs and provide details on the plan.
24. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)
- B. Contact Traffic Engineering at 341-7888 forty-eight hours prior to any excavation in the right of way.
- C. If these units are sold at any point, the buyer must receive a subdivision street disclosure statement. Please note this on the site plan and advise the property owner of this requirement. [\[Sec.18-378 \(e\) CofW LDC\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Jakubcanin at 341-7888, Alina.Jakubcanin@wilmingtonnc.gov, to discuss street lighting options.
- ❖ Provide a graphic scale.
- ❖ Transportation Planning Staff will review the landscape plan once submitted for compliance with sight distance requirements.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.